



October 9, 2023

Town of Prosper Planning
250 W First Street
Prosper TX 75078

RE: *Letter of Intent – Specific Use Permit*

To Whom it May Concern,

Please accept this correspondence as the formal letter of intent to develop the above-referenced site. The site is located at 1300 N Teel Parkway, at the northeast corner of Bridges Drive and Teel Parkway. The lot is currently zoned under PD-103 Office District. Our client wishes to develop a mixed-use site on the +/-3.59-acre lot. The retail uses that our client would like to be permitted to develop are listed below:

- Small Grocery Store (15,000 SF or less)
- Brewery/Pub
- Beauty Salon/Barber Shop
- Meat Sales (cold storage and meat selling, not live animal butchering)
- Ice Cream Shop
- Convenience Store without Gas Pumps
- Dry Cleaning, Minor
- Gymnastics/Dance Studio

A proposed concept plan, owner's acknowledgement form, and this letter of intent are included with this request.

Thank you for your consideration of this request. Please contact me at 945-218-5083 or Abbi.luebbert@kimley-horn.com should you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Abigail Luebbert". The signature is written in a cursive, flowing style.

Abbi Luebbert, P.E. (TX)

Project Manager

Kimley-Horn and Associates, Inc